

ELK RIDGE PLANNING COMMISSION

October 8, 2015

TIME AND PLACE OF MEETING

A regularly scheduled meeting of the Elk Ridge Planning Commission was held on Thursday, October 8, at 7:00 p.m. at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Kelly Liddiard, David Clark, Lisa Phillips, Stacey Peterson, Jim Chase

Absent: Kevin Hansbrow, Colin Logue

Others: Shay Stark, *City Planner*

Melanie Hoover, *Planning Commission Coordinator*

Brianne Bailey, *Planning Commission Coordinator*

City Council, Dale Bigler

Public: Dean Ingram, JoAnn Bigler, June Call, Lucretia Thayne

OPENING ITEMS

Kelly Liddiard, Chair, welcomed at 7:05 PM. Opening remarks were said by Dale Bigler followed by the pledge of allegiance.

APPROVAL OF AGENDA

There were not any changes to the agenda.

KELLY LIDDIARD MOTIONED AND DAVID CLARK SECONDED TO APPROVE THE AGENDA AS CURRENTLY WRITTEN. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, COLIN LOGUE

PUBLIC HEARING AND ACTION

1. PROPOSED AMENDMENT TO PRELIMINARY PLAT FOR ELK RIDGE MEADOWS, PHASES 5-10

Shay Stark presented an overhead view of the proposed preliminary plat for Elk Ridge Meadows, Phase 5-10. He stated that there needs to be a Public Hearing for Elk Ridge Meadows, Phases 5-10, because the conceptual plat has already been approved. There have been some changes to the plat and before the developer can go ahead with future phases and finalize the development agreement there needs to be a decision made regarding the changes since it affects the preliminary plat that was previously approved. Mr. Stark stated that Silver Wolf Road has some issues with drainage due to the slopes being above 10% grade, and the road will tie in the lots on Quaking Aspen Way. There will be a full intersection with a crosswalk on Elk Ridge Drive where Quaking Aspen and Cottontail Lane meet. He also states that he has turned in a plat that proposes there will be a change to Elk Ridge Meadows Phase 7, which will construct all of Elk Ridge Drive and the Roundabout and finish off Silver Wolf Road at one time. This will complete the tie in and changes to 1600 West in Phase 8. Mr. Stark stated that in the conceptual design there is a neighborhood park and the city would rather have the developer spend the money on the Phase 2 Park (now owned by the city) or other parks instead of adding an additional park which would cost more for city to maintain. The Developer would add 10 additional lots where the park would have gone and it will benefit the city with an additional \$122,000 in impact fees, with no added infrastructure going in. An additional phase will be added changing the Phasing to 5-11.

Kelly Liddiard opened the meeting for public comment.

June Call stated that she would want the park to be built in Elk Ridge Meadows. Kelly Liddiard responded that there are parks to the South and the East and they could also utilize the Phase 2 Park.

Kelly Liddiard closed public comment.

KELLY LIDDIARD MOTIONED AND DAVID CLARK SECONDED TO APPROVE THE PLAT CHANGES TO ELK RIDGE MEADOWS PHASES 5-10, ADDING ADDITIONAL PHASE 11. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, COLIN LOGUE

PLANNING COMMISSION BUSINESS

2. ACCESSORY BUILDING DISCUSSION REGARDING SETBACKS

Shay Stark stated that there is a new issue with the setbacks code regarding accessory buildings. Residents in Elk Ridge on corner lots who are looking to put a shed in their back yard are coming into issues with the accessory building code which requires a 40' set back off of the side street. That would put the shed in the middle of their back yard. Mr. Stark presented this issue to the Planning Committee to see if the code can be changed or to accommodate corner lots to the 25' set back code that was recently amended.

3. ELK RIDGE MEADOWS, PHASE 7

Shay Stark reported that Elk Ridge Meadows Phase 7 has had the first TRC and he is getting the development agreement and scheduling worked out and this will be further discussed in the next Planning Commission meeting.

4. LANDSCAPING REQUIREMENTS INITIAL PRESENTATION BY DALE BIGLER

Dale Bigler, presented handouts which showed his recommendations on landscape requirements and listed Payson City's landscaping code requirements. Mr. Bigler suggested that homeowners finance landscaping funds into their mortgage loans to require that front yards will be installed before a certificate of occupancy is provided. The current landscaping ordinance requires that residents have their yards in within 2 years of occupying the residence. Mr. Bigler feels that this will make a huge difference on how the city looks.

OTHER ACTION ITEMS**5. HARRISON HEIGHTS, PHASE 7 FINAL PLAT APPROVAL**

Shay Stark presented an overhead view of Harrison Heights Phase 7 Final Plat. He stated that the developers are requesting approval to have the sewer line re-routed out of the backyards of Elk Ridge Meadows Phase 2 to Christley Lane. Mr. Stark revisited the trails master plan and explained to the committee that this will be a trail access and will connect to the main trail system and this will also update the parks master plan. Jim Chase stated that the side setbacks on the plat are showing 30' and they need to be changed to 25' per city code.

STACEY PETERSON MOTIONED AND DAVID CLARK SECONDED TO APPROVE THE HARRISON HEIGHTS PHASE 7 FINAL PLAT AS PROPOSED. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW, COLIN LOGUE

CITY BUSINESS**6. CITY COUNCIL UPDATE**

No update to report

7. OTHER BUSINESS

Melanie Hoover, welcomed and introduced Brianne Bailey as the new Planning Commission Coordinator.

KELLY LIDDIARD MOTIONED AND STACEY PETERSEN SECONDED TO CLOSE THE MEETING FOR TONIGHT, OCTOBER 8, 2015. VOTE: YES - ALL (5), NO - NONE, ABSENT - (2) KEVIN HANSBROW. COLIN LOGUE

ADJOURNMENT – Kelly Liddiard, Chair, adjourned the meeting at 8:10 p.m.

Planning Commission Coordinator